

Town of Grant-Valkaria, Florida
Town Council Zoom Meeting Minutes
Wednesday, June 10, 2020
Council Chamber, 1449 Valkaria Road, Grant-Valkaria, FL 32950

The Town Council meeting of June 10, 2020 was called to order at 7:00pm by Mayor Del Yonts, followed by the Pledge of Allegiance and roll call as follows:

Mayor Del Yonts – Present
Seat #1 Tom Sammon – Present
Seat #2 Lisette Kolar– Present by Phone
Seat #3 Dan Faden – Present
Seat #4 Cathy DeMott – Present
Seat #5 Pat Bryan – Present
Seat #6 Dan Robino, Vice Mayor – Present by Phone

Also attending:

Town Administrator Jason Mahaney
Town Administrative Assistant Mandy Birenbaum

Presentations

1. Brevard County Sheriff's Monthly Report – Cancelled
2. Acceptance of Fiscal Year 2018-2019 Audit by Berman, Hopkins, Wright & LaHamm CPAs and Associates, LLP

Audit Partners Brian Nemeroff and Laura Ann Pray introduced themselves and explained that they typically have two partners in every department audit. They gave handouts that included highlights and a summary of the audit as of September 30, 2019. He advised that the current financial update from Staff is much more relevant but that the audit is the snapshot in time of the net position. Mr. Nemeroff stated there were many audits standards to follow including governmental and Florida audit requirements for long term and short-term reviews. He said that all findings for the Town are good reports and that all of their requests were met by Staff. Mr. Nemeroff discussed the financial highlights, he said they were solid and the revenues were above budget and the expenditures were below budget. He referred to the Management's Discussion and Analysis section of the audit for further summary of the 2018-2019 audit. Mayor Yonts questioned the depreciation of fixed property assets in a time when property value rises. Mr. Nemeroff said that they have to base the audit on governmental accounting; therefore, fixed property assets must be logged at cost and depreciated over time. He said that many of the fixed assets are estimated and road right of ways are calculated differently in depreciation.

Motions by Councilmember Bryan, seconded by Councilmember Faden, and vote unanimous to accept the audit. Motion passed 7-0.

Changes to the Agenda

Mr. Mahaney stated that New Business #2 would be removed.

Consent Agenda

Town Council Meeting Minutes May 13, 2020

Mayor Yonts questioned the Lakeside Lane Preliminary Assessment Roll Resolution and if it should state first reading of the resolution in the minutes. Mr. Mahaney clarified that there are no additional readings for a resolution and we would revise the minutes.

Motions by Councilmember Sammon, seconded by Faden, and vote unanimous to approve the Town Council Meeting Minutes May 13, 2020 as amended. Motion passes 7-0.

Public Comments (Non-agenda items, 5-minute limit)

Joshua Ghiz resides at 3505 Tadlock Avenue stated he has requested a permit to install a shipping container as a storage unit on his property. Mr. Mahaney explained that Mr. Ghiz has applied for the permit and it has been denied, for the currently placed building, due to the current ordinance not allowing them as approved structures. Mr. Mahaney asked Council if they would consider shipping container requirements as discussion in the Land Development Regulations (LDR) reviews as he would like to suspend moving the structure violation to the Code Magistrate if Council is open to discussion at the LDR workshop. He added that it is now an allowable structure in Brevard County. Councilmember Bryan said that he would like to see it discussed in the LDR reviews and to ensure that it meets the same look and safety guidelines as the currently approved buildings. Councilmember DeMott would like to review the code on accessory structures including the restrictions and size requirements. Mayor Yonts believed Council should review the code in the workshops for the possibility of conditions and locations. Councilmember Robino expressed concerns of multiple containers becoming an issue and felt they belonged in commercial locations. Councilmember Kolar had hesitations about the buildings but would be willing to review with limitations on the amount, size, and placement with conditions. Councilmember Faden stated he would like review it in the LDR workshop and put a hold on moving forward with Code action. Council agreed to place a hold on Code enforcement until further Land Development Regulations review.

New Business

1. Budget Adoption Schedule for Fiscal Year 2020-2021 (Action)

Mr. Mahaney referred to the required Budget Adoption Schedule for 2020-2021 that would need to be voted on and adopted. Mayor Yonts discussed that it would be presented on the July 8th with no discussion and the first discussion would be on Wed July 22nd that includes establishing the initial mileage rate. He clarified that the rate could be changed again but it could only be lowered at a later date.

Motion by Councilmember Bryan, seconded by Councilmember Sammon, and vote unanimous to approve the Budget Adoption Schedule 2020-2021. Motion passed 7-0.

3. Land Development Regulation Consultant Partial Payment for Work Completed (Action)

Mr. Mahaney explained that this was brought to him as the contract for the consultant states that no payment would be made until the Land Development Regulation (LDR) reviews were completed and due to Covid-19 virus delaying the meetings, payment has been withheld under no fault of the consultant. Mayor Yonts said that Council would have been well underway without the virus and since they are now months away from completion, he suggested half payment for discussion as partial payment to the consultant with the remainder being paid when the LDR reviews are complete. Mayor Yonts stated that the contract price was twenty thousand dollars and that price was for the entire project not based on an hourly rate.

Motion by Councilmember Sammon, seconded by Councilmember Faden, to vote unanimous to approve fifty percent payment of the contract price. Motion passed 7-0.

4. Coronavirus Aid, Relief, and Economic Security (CARES) Act Funding Interlocal Agreement (Action)

Mr. Mahaney stated the guidelines were set by Congress and the counties received funds for expenditures that are necessary due to public health emergency in response to Covid-19. He explained that currently the Town had spent no money in direct response to the virus and nothing was planned; however, signing the agreement could act as a safety net if anything unexpected were to come up in the future and the agreement was no cost to the Town.

Motion by Councilmember Bryan, seconded by Councilmember DeMott, to vote unanimous to approve the CARES Act Funding Interlocal Agreement. Motion passed 7-0.

Reports

1. Town Administrator's Report

Mr. Mahaney began with updating that Town Hall and Town park including playground were open and requested citizens adhere to the Centers for Disease Control's recommendations for social distancing. He stated that the maintenance truck has been ordered but has been delayed as auto production has recently resumed in May. Mr. Mahaney discussed the road selection for paving workshop previously scheduled for June would not be necessary if the LDR workshop is delayed. He believed he could bring the road selection as a Council meeting agenda item as there has been much interest and payment offers to pave roads if the Council decided to extend the LDR workshop. Mr. Mahaney said he was expecting much input from residents on the LDR reviews and with current social distancing the number of seats was limited; therefore, he asked for a consensus from Council on holding off until more folks were able to safely attend the workshop. After some consideration and concerns expressed including mask requirements at Town Hall, Council members decided it would be best to hold until at least July or August and the new workshop date would be discussed at July's Council meeting. Mr. Mahaney said he would add road selection to July's Council meeting agenda and get the information out for review. He mentioned that hurricane season ran from June 1st through November 30th and budget season was coming up and to bring up any projects that Council would like

to see included in the upcoming budget. Mr. Mahaney stated the railroad crossing road crossing improvement was scheduled to start June 24, 2020 and the permitting had been approved and released. He reminded everyone that the Form 1 financials were due before July 1, 2020 and if Council would like to submit them by June 25, 2020, we can send them all together. Mr. Mahaney said Building Department has returned to normal operating procedures with staff being directed to adhere to Centers for Disease Control's recommendations. Mr. Juan reported that the Building Departments six-month activities from October 2019 through March 2020 and that the next quarterly update would likely include the comparison from last year to this year. Mr. Mahaney introduced Mark Amaral to the Council as the newest employee/inspector for the Building Department and Mr. Amaral stated he was working towards gaining all his licenses. Mr. Mahaney discussed an upcoming review of a commercial permit for an accessory structure in an industrial area and asked if Council preferred it be reviewed at Staff level or if they preferred a site plan process. Council's consensus was for Staff to handle this commercial plan review. Mr. Mahaney spoke about moving forward with a quote to repair a headwall going bad on Grant Road and eroding towards the side walk in the area of Mulberry. He stated that Riverview Terrace Homeowners Association sent a letter requesting access to mulch the Town's right-of-way (ROW) in order to access a weir at a lake on their property that is in need of repair. Mr. Mahaney has accepted their written request to remove invasive species and not clear more than is necessary to make the repair; furthermore; they have requested to maintain the path to the lake for use of the members of the HOA. Councilmembers did not have any concerns of the use of the ROW for the HOA's maintenance of the weir, personal maintenance and personal use.

2. Financial Report

Mr. Mahaney stated the Financial reports show good standing now half way through and the Town had not yet received numbers to show the affects that Covid-19 virus would have on the Town's budget. He added that he would provide that information as soon as it was received. Mayor Yonts believed that the current budget should have some excess that would keep the budget on track until the sales tax numbers from the State of Florida are received. Councilmember Kolar asked if the CARES Act Funding could support a Covid-19 based shortfall in the budget if necessary. Mr. Mahaney responded that the CARES Act Funding could not be used.

3. Council Reports and Comments

Councilmember Kolar asked for an update on maintaining the street lights from Brevard County, suggested face mask requirements for Town Hall visitors and asked about the election qualifying period. Mr. Mahaney hadn't heard an update on the street lights and agreed with hanging a sign to encourage the use of face masks. He said the qualification period was approximately 77 days and Town Staff would verify for the exact qualification period. Councilmember Faden thanked Staff for the good audit financial report and reported a road issue of concern on Ramblebrook Street. Mr. Mahaney was aware of the concern and stated the Town was waiting for the bid to repair a pipe at that location. Councilmember Sammon appreciated recent requests from Waste Pro that were handled

swiftly and expressed concerns for speeding on Brabrook Avenue including dump trucks. He explained the need for Brevard County Sherriff's Office (BCSO) to be more present on Brabrook Avenue and Mooney Lane. Councilmember Bryan appreciated Staff's good work with the audit and advised caution on trails as there have been rattlesnakes seen recently. Mayor Yonts discussed the Florida Power and Light update on the hardening projects on Grant Road and Valkaria Road should help the area in an emergency situation; furthermore, FPL had concerns of slower response in an emergency situation brought on by Covid-19 concerns and limitations. He explained Brevard County is no longer in charge of the Policy Group, the County Commission will now make final decisions with recommendations from the existing reorganized group. Mayor Yonts said that there is a proposal to have the BCSO take over the Emergency Management System and expressed concerns of the elected position handling emergency management. He asked Council members for direction to consider standing by to see while the decisions were made regarding the BCSO or if there was support from Council members to send a letter suggesting no support in BCSO takeover of Emergency Management Systems. Councilmembers consensus was to send a letter stating no support for BCSO to take over Emergency Management Systems. He agreed with Councilmember Sammon on requesting additional Sherriff patrol for speeding in the area including Cypress Lake Drive and believed all the work Town was doing to the drainage system seemed to show improved drainage. Councilmember DeMott asked about mosquito spraying with the recent rains. Mr. Mahaney stated the mosquito spraying was done by air and they could not fly with rise in winds but that they did keep their website updated with current spraying information.

Adjourn

There being no further discussion, motions were made by Councilmember Bryan, second by Councilmember Sammon, and vote unanimous to adjourn the meeting at 8:36pm. Motion passed 7-0.

Minutes submitted by: Mandy Birenbaum, Town Administrative Assistant

Del Yonts, Mayor. Signature on file.

ATTEST:

Jason Mahaney, Town Administrator. Signature on file.